

follows:  
"There is no limitation in the city's charter on the right of the City Council to negotiate a lease agreement without calling for competitive bids. There

is no state law prohibiting the negotiation and award of a lease of this character without competitive bidding."

As a matter of policy, Hall's opinion stated, this has been the course followed by the city in all leases let of airport property.

"Unless there was a voluntary surrender of the rights of Store Properties, Inc., or a request to rewrite the lease with a new tenant, I can find no matters of sincere doubt as to the city's legal position," Hall stated. "It has certainly been common knowledge during the past 2 1/2 years that the property was

available for any responsible groups to take over and develop."  
**Other Considerations**

Hall further ruled that the city had to keep in mind a development which would yield the highest revenue in terms of property taxes and retail sales taxes for the general fund.

"This made careful selection, the financial ability of a prospective tenant, and the ability to attract mercantile tenants of a high order, of prime consideration," Hall wrote. "This can seldom be done through competitive bidding in that such a tenant, because of his overall qualifications, should not be left to chance."

While rental from Store Properties will be less than that offered by Binder, this money was considered of secondary importance to the city because it goes into the airport fund rather than the general fund.

The direct benefit can only come through general taxes and sales taxes, Hall stated. These have been conservatively estimated as having a potential of from \$250,000 to \$300,000 annually with Store Properties' development.

Interest in the property had also been expressed by George Binder, major downtown Torrance property owner, and Eugene Rose, representing Mark Tabor, developer of Lakewood Center.

**'Technical' Change**  
The "technical" change in the Store Properties lease involved recognition of Benjamin Swig as principal developer of the lease. Swig owns San Francisco's Fairmont Hotel and sizable properties throughout the nation.

This was necessitated to simplify procedure as a result of the recent death of Samuel Genis, one of the other principals. Swig was one of the original principals together with Dr. Myron Prinzmetal and Mr. and Mrs. Samuel Genis.

No change in the spirit of the lease was contemplated.

Miles Blaine of Coldwell-Banker, leasing agent for Store Properties, indicated that ground would be broken on the 36-acre development within 90 days and stores would be open by fall of 1956. He in-

**Parking . . .**  
(Continued from Page 1)

holders in downtown Torrance and the city of Torrance.

That money, in the form of a loan, is to be paid off through the eventual assessment district.

The plan makes the following stipulations:

1. The Chamber of Commerce will renew its activity to secure the creation of an off-street parking assessment district in cooperation with the City Council.

2. When a sufficient number of signatures of bona fide property owners has been secured on a petition necessary to create

indicated that the development would be even more impressive than the Panorama City shopping center which Coldwell-Banker helped develop.

such parking assessment district, the City Council will provide about \$15,000 now in the parking meter fund and lend an additional \$35,000 to the parking fund.

This \$50,000 from the city is to be matched by funds supplied by the major property owners themselves.

The \$50,000 from the property owners and the \$35,000 loan from the city would be made available to the parking authority with the understanding that an agreed rate of interest would be paid from the parking meter funds and that at such time as the assessment district is created and the bonds sold, the \$35,000 would be restudied with a view to including certain additional lots to be used for off-street parking.

Three lots now leased from George Binder by the city are to be removed from lots to be purchased by the district with the understanding that Binder

**Letters . . .**  
(Continued from Page 1)

address and telephone number, as well as the youngster's age. All letters will be forwarded from here to Jolly Saint Nick who will reign over Santaland.

will continue to lease them for at least ten years at the prevailing rate. The city in return is to maintain off-street parking at Cravens and El Prado.

4. When no longer in use, the old fire station building is to be razed and the land used for off-street parking.

5. Parking meter revenues are to be used for retirement of any indebtedness, personal loans, or bonds resulting from the successful formation of the parking assessment district.

in El Prado park starting tomorrow night. Letters should be at the Tor-

rance Press office Tuesdays, 10 a.m. for each Thursday edition.

**We Sell Pontiacs for \$100 LESS**  
Than Ford, Ply., or Chev.  
**TWIN PONTIAC**  
505 Pacific Coast Hwy., Hermosa



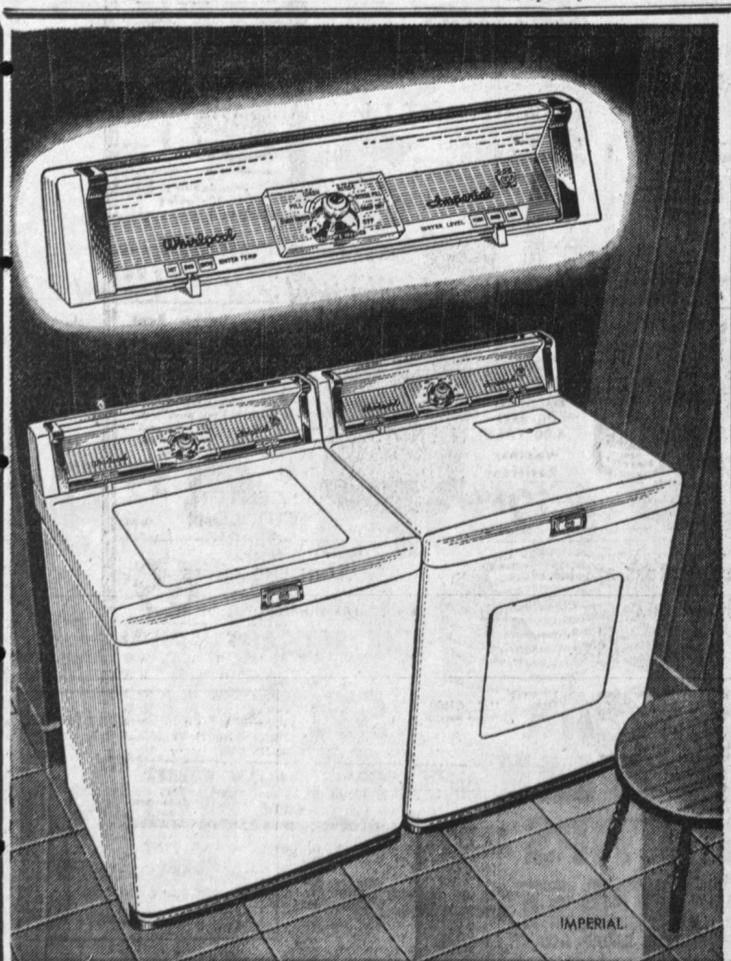
**Says Scotty McThrift to Santa:**  
An Insured Savings Account Is A Gift that Grows



Start a savings account with any amount from \$5 up . . . and present the passbook as a gift at Christmas. It's a lifetime gift that grows. Earnings are credited from the 1st of any month on funds placed with us by the 10th. Current rate of earnings, 3 1/2% per annum. Dividends are paid every six months, in December and June. Each account up to \$10,000 is fully insured. Tomorrow, open an account for 1956 and have your savings earn at the rate of . . .

**3 1/2% PER ANNUM**  
**First FEDERAL SAVINGS AND LOAN ASSOCIATION**  
of San Pedro

**TWO CONVENIENT LOCATIONS**  
SAN PEDRO  
156 West 11th St.  
Terminal 2-9321  
LOMITA  
2233 Lomita Blvd.  
DAVENPORT 6-1413



**1956 WHIRLPOOL**  
NEW BEAUTY, NEW FEATURES  
IN EFFORTLESS LAUNDERING  
**NO MONEY DOWN**

(WITH TRADE-IN) ONLY \$500 WEEK

**IN THE WASHER . . . TWO SEPERATE WASHING ACTIONS**  
All your washing . . . even the daintest fabrics can be washed safely and automatically in a Whirlpool. For sheerest things, washing time is selective from one to four minutes and, automatically, washing and spinning action is slowed down to hand laundering gentleness. In the normal speed and time cycle, cottons, linens and all regular fabrics are washed thoroughly yet gently. Only Whirlpool makes automatic washers with two separate washing actions for your convenience.

**IN THE DRYER . . . FOUR DRYING TEMPERATURES**  
Anything washable can be safely dried in a Whirlpool. Full-range heat control has four automatic temperature settings, three for drying regular materials and one for delicate fabrics. Then, there's controlled circulation of tempered heat; Gu'le Lite control with dual illumination; porcelain top; Cyclotene signal; germicidal lamp; satin-smooth drying drum; giant capacity; your choice of gas or electric models.

**BONN'S** APPLIANCES  
FURNITURE  
TELEVISION  
101 Highway & Hawthorne Blvd., Waveria (IN CLARKS SQUARE) FR. 5-7614

**HARMONY HOMES CHALLENGE COMPARISON FOR PRICE AND FOR QUALITY!**



**4 BEDROOM**

1 1/2 BATHROOM "QUALITY" HOME



**\$5995**

ON YOUR LEVEL LOT . . . PAID FOR OR NOT!  
Practically NOTHING Down . . . Payments LESS Than Rent!

**TWO-BEDROOM "CORONET"**  
Best quality of construction . . . \$3995  
Garage optional . . . on your lot

**THREE-BEDROOM "ROYAL"**  
With attached garage . . . a big family home . . . on your level lot \$5495

The local builder of HARMONY HOMES is . . .  
**PICWOOD BUILDERS**  
14415 HAWTHORNE BLVD.  
JUST SOUTH OF ROSECRANS  
**LAWNDALE**  
Phone OSborne 5-7151